

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING
SERVICES



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AGENDA

EL DORADO COUNTY ZONING ADMINISTRATOR

Wednesday, February 6, 2008 - 3:00 P.M.

Building C, Hearing Room

2850 Fairlane Court, Placerville, CA

Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes. The Zoning Administrator reserves the right to waive time limitations.

Public Forum/Public Comment: The general public may address items not on the agenda during Public Forum/Public Comment. Comments are limited to five minutes per person. The Zoning Administrator reserves the right to waive time limitations. Please note that Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Written Information from the Public: To ensure delivery to the Zoning Administrator prior to the hearing, any written information from the public must be received by Planning Services by Friday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the hearing will be delivered to the Zoning Administrator prior to any action.

Project Applicants: It is important that the applicant or applicant's representative attend the hearing no later than 3:00 P.M., as agenda items may be heard out of order and hearings often proceed quickly. If attendance is not possible, the project planner should be contacted prior to the hearing.

All Zoning Administrator hearings are tape recorded. Anyone wishing to purchase a recorded tape for \$5.00 may do so by contacting Planning Services after action has been taken.

**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE
INQUIRE WITHIN THE PLANNING SERVICES OFFICE**

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PUBLIC FORUM/PUBLIC COMMENT**
4. **PARCEL MAPS** (Public Hearing)

- a. **P06-0017** submitted by Chamy Lee to create three parcels, ranging in size from 3 to 4 acres. The property, identified by Assessor's Parcel Number 110-020-08, consisting of 10.4 acres, is located on the east side of Lake Hills Drive, southeast of the intersection with Lake Hills Court, in the **El Dorado Hills area**. Continued from January 16, 2008, Zoning Administrator Hearing. (Categorically exempt pursuant to Section 15162(a) of the CEQA Guidelines)*

STAFF: Jonathan Fong RECOMMENDATION: Conditional Approval
ACTION:

- b. **P07-0042** submitted by William Wetzel to create two parcels, ranging in size from 5.0 to 5.42 acres. A design waiver has been requested to allow the creation of a lot with less than the minimum parcel width of 100 ft. The property, identified by Assessor's Parcel Number 092-420-02, consisting of 10.42 acres, is located on the west side of State Route 49 on the northwest corner of the intersection with Post Road, in the **El Dorado area**. Supervisorial District II.
(Negative Declaration prepared) **

STAFF: Tom Dougherty RECOMMENDATION: Conditional Approval
ACTION:

- c. **P98-0012** submitted by John Stelzmilller (Agent: Gene E. Thorne & Associates) to create four parcels, ranging in size from 9.65 to 10.00 acres. A design waiver has been requested to allow a 3,300 foot dead-end road, longer than the maximum of 500 feet in length and allow an on-site roadway width of 20 feet in-lieu of the standard 24-foot requirement. The property, identified by Assessor's Parcel Number 093-021-71, consisting of 39.65 acres, is located on the west side of Miners Trail, 1/3 of a mile from the intersection with Sweeney Road, in the **Somerset area**. Supervisorial District II.
(Statutorily exempt pursuant to Section 15270(b) of the CEQA Guidelines)*

STAFF: Aaron Mount RECOMMENDATION: Denial
ACTION:

5. SPECIAL USE PERMIT (Public Hearing)

- a. **S02-0027R** submitted by Dagny Merrill to legalize the expansion of an existing private pre-school and kindergarten through eighth grade, into two leased buildings, and legalize the increase in student population from 90 to 162 students. The property, identified by Assessor's Parcel Numbers 117-060-52 and 117-060-53, consisting of 23,040 square feet, is located on the west side of Windplay Drive, 500 feet southwest of the intersection with Windfield Drive, in the **El Dorado Hills area**. Supervisorial District II.
(Categorically exempt pursuant to Section 15301(a) of CEQA Guidelines)*

STAFF: Pat Kelly
ACTION:

RECOMMENDATION: Conditional Approval

6. ADJOURNMENT

Respectfully submitted,

Roger P. Trout, Zoning Administrator

All persons interested are invited to attend and be heard or to write their comments to the Zoning Administrator. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator, or prior to, the public hearing. Any written correspondence should be directed to the Zoning Administrator, Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

**A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services at 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document prepared to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

*This project is categorically exempt from CEQA (California Environmental Quality Act) pursuant to the above-referenced section, and it is not subject to any further environmental review.

Meetings for the Month of February and March

February 20, 2008
March 5, 2008